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Shaping the Future of Rental Housing: Insights into the Midterm Elections

By Chris Tipton

The March 5th midterm elections are here and the spotlight has illuminated candidates who demonstrate a deep understanding of the crucial role played by a healthy rental housing community. While the East Bay Rental Housing Association (EBRHA) refrains from making official endorsements, it has identified several local leaders who prioritize the needs of rental housing owners, homeowners, and renters alike, thus warranting closer examination.

Supervisor **Nate Miley** stands for re-election for Alameda County Supervisor District 4. With an long career dedicated to public service, Supervisor Miley's track record exemplifies effective leadership and a commitment to improving the lives of Alameda County residents. Serving his sixth term, Miley represents portions of the City of

Oakland, City of Pleasanton, and various unincorporated communities. His advocacy extends to issues ranging from equity and environmental stewardship to community safety. Notably, Supervisor Miley has been a staunch supporter of rental housing owners, collaborating closely with EBRHA. His vocal opposition to the prolonged Eviction Moratorium underscores his understanding of the challenges faced by housing providers. Miley's proactive engagement with the community, including his participation in events such as last year's EBRHA Rental Housing Trade Expo at the Claremont Hotel, demonstrates his dedication to addressing concerns and finding equitable solutions.

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Programs & Resources



Small Property Owner Representation Services (SPORS)

Provides mediation and representation services to small rental property owners and operators with renter-related issues. EBRHA will assist from beginning to end with Oakland Rent Adjustment Program (RAP) petition cases and in Housing, Residential, Rent, and Relocation Board (HRRRB) appeal proceedings.

Vacancy Preparedness Consultations

An in-depth consultation designed to support members who have vacant units and need to get prepared for listings and viewings. Includes move-out checklist (maintenance, repairs, renovations, etc), application review, screening tools and reports, market rent rates, and security deposit guidelines.



TRiO Plus: Housing Teachers Can Afford

Members can access a new pilot program in collaboration with Trio Plus to help Oakland Unified School District teachers and staff find rental housing! Help Oakland educators obtain rental housing and live in the communities where they teach. Helps you achieve lower vacancy rates.

Renter Resource Directory

The new Renter Resources Directory on the EBRHA website provides renters with quick references and guides to commonly asked questions. We are committed to fostering positive owner-renter relationships, and renters should feel confident and informed as they navigate the rental landscape.



Market Rate Estimates

This exclusive service will remove the guesswork and streamline how to determine multifamily apartments and single-family home rental rates. EBRHA helps provide members with real-time insights for more data-driven decision-making.

Cash Assistance Program

These grants from the County of Alameda are a lifeline for small rental housing providers facing foreclosure due to the non-payment of rent during the eviction moratorium. With the potential for up to \$75,000 in cash assistance, the program aims to alleviate the financial stress faced by property owners.



Why Join EBRHA?

MEMBER BENEFITS:

- No processing fees
- No per-unit charges (Up to 50 Units)
- No mandatory contributions
- No hassle payments
- Exclusive Pricing: 2024 Tech Conference & Trade Expo!
- Over 70 webinar presentations a year from industry pros
- Monthly Networking Mixers
- Local & State Advocacy
- Weekly Housing Industry News & Updates
- Rentrospect & Rental Housing Magazine
- 1:1 Property Management Consultations

JOIN NOW & RECIEVE A \$40 CREDIT

Contact membership team services at: membership@ebrha.com

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Chris Moore, a contender for Alameda County Supervisor 5th District, has also garnered significant support from EBRHA. As the Treasurer of the EBRHA Board of Directors, Moore has been a driving force behind initiatives aimed at advocating for policies that support a thriving rental housing market. His leadership in ending the Eviction Moratorium underscores his proactive approach to addressing housing challenges. Moore's vision for fostering a more functional housing market resonates with those seeking effective and fair representation. In a landscape where housing providers are often treated as the enemy, Moore stands out as a candidate committed to finding solutions that benefit all stakeholders. His understanding of the intricacies of the housing market and his dedication to community engagement position him as a formidable advocate for the rental housing community.

In addition to Supervisor Miley and Chris Moore, **Michael Johnson's** candidacy for Alameda County Judge is worthy of attention. With a steadfast commitment to ensuring equal access to the legal system, Johnson brings a wealth of experience and a proven track record of community service. His involvement with the Alameda County Bar Association and Volunteer Legal Services Corp reflects his longstanding dedication to serving the community. Johnson's candidacy represents a crucial opportunity to elect a judge who will uphold the principles of fairness and justice, essential pillars for a thriving rental housing community.

The support for these candidates underscores the importance of electing leaders who comprehend the complexities of the rental housing industry. In an era where housing affordability and availability are pressing issues, it is imperative to have representatives who will collaborate with stakeholders to enact effective policies that promote growth and housing stability.

EBRHA, as the preeminent resource for the housing community, remains steadfast in its commitment to providing up-to-date information and advocating for policies that benefit all stakeholders. Founded on principles of collaboration and mutual support, EBRHA serves as a vital platform for rental housing owners, homeowners, and renters to come together and address shared challenges. Through educational initiatives, advocacy efforts, and community engagement, EBRHA empowers its members to navigate the evolving landscape of the rental housing market effectively.

Now that the March 5th election here, it is imperative for voters to actively participate in shaping the future of rental housing in Alameda County. By supporting candidates like Supervisor Nate Miley, Chris Moore, and Michael Johnson, voters can ensure that their voices are heard and that policies are enacted to foster a vibrant, equitable, and sustainable housing market for generations to come.

The midterm election represents a pivotal moment in determining the trajectory of the rental housing community. Through informed decision-making and active engagement, voters have the power to elect leaders who will champion their interests and pave the way for a brighter future. Let us seize this opportunity to shape the future of rental housing and ensure that our communities thrive. EBRHA: The Essential Resource to the Housing Community.

EBRHA EVENTS CALENDAR

March 2024

9th

OAKLAND HOUSING AUTHORITY

Thursday, Feb 8th
@ 2 - 3:30PM

12th

THE ROUNDTABLE WITH WAYNE ROWLAND

Tuesday, Mar 12th
@ 2 - 3:30PM

14th

MOLD & ABATEMENT REMEDIATION

Thursday, Mar 14th
@ 2 - 3:30PM

19th

MEMBER MEETING, Q&A AND PACIFIC HOME DECORE

Tuesday, Mar 19th
@ 3 - 4:30PM

21th

ADU PRESENTATION

Thursday, Mar 21st
@ 2 - 3:30PM

26th

CORPORATE TRANSPARENCY ACT

Tuesday, Mar 26th
@ 2 - 3:30pm

28th

NETWORKING MIXER

Thursday, Mar 28th
@ 5:30 - 7PM

Login & Register
www.ebrha.com

CONTRA COSTA CALLING

County Specific News



Contra Costa County Alerts Residents to Help Prevent Water Damage

If you live in unincorporated Contra Costa County and are concerned about flooding, you can visit one of the sandbag stations throughout the County. Please note, that you'll need to bring a shovel, but bags and sand are available for free. If you live within the boundaries of one of the 19 cities, please get in touch with your City for sandbag locations and information about sandbag distribution. Check your property for clogged drains, fallen/falling trees/limbs/debris and other trouble spots. To report a clogged catch basin or drainage inlet in unincorporated Contra Costa County, please visit Public Works' Customer Portal at: www.contracosta.ca.gov/pwcustomerportal or call the Public Works Maintenance Division at 925-313-7000 during work hours. After hours, contact Sheriff's Dispatch at 925-646-2441. You can also report service issues/storm damage and request services at: www.contracosta.ca.gov/requestservices.

ALAMEDA AHEAD

County Specific News



Governor Newsom Announces 10-Point Action Plan to Improve Oakland's Streets

Governor Newsom today released Caltrans' 10-Point Action Plan that outlines a comprehensive strategy to support the City of Oakland in improving street safety and beautification. "Oakland is a beautiful city and we must ensure its neighborhoods are clean and safe. Building on top of existing efforts — including the state's \$1.2 billion Clean California program — this 10-Point Action Plan will further assist the city in cleaning up neighborhoods, enriching public spaces by removing litter and debris, and improving safety on our streets." The plan highlights efforts to install security cameras, intensify maintenance, increase litter abatement and landscaping, address encampment issues, host local hiring events, conduct clean-ups, and focus on beautification projects. The comprehensive plan outlines actionable steps the state is taking to further support the city through this process. Learn more at: www.gov.ca.gov/2024/03/01/